

## \$399,900 - 1677 Melrose Place, Edmonton

MLS® #E4444452

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,109 sqft

Single Family on 0.00 Acres

Macewan, Edmonton, AB

Location Location Location. Backing onto the Green Belt in pristine Macewan, perfect location, and tons of parking (Driveway, Garage and street). This 2006 Half Duplex, 3 bedroom 2.5 bath home, is the perfect family home or rental. Upgrades (past two years) new carpeting throughout and New Fridge, Microwave and refurbished Stove. Highlights are a recently finished basement and fresh paint throughout the house 2 years ago, 3 piece ensuite off the Master Bedroom, low maintenance yard and very popular location(right off the Henday on 111 street) and greenspace as your own personal play space. Also only a block away from a beautiful park, perfect family living.

Built in 2006

### Essential Information

MLS® #	E4444452
Price	\$399,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,109
Acres	0.00
Year Built	2006



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1677 Melrose Place
Area	Edmonton
Subdivision	Macewan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 1X6

### Amenities

Amenities	Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Low Maintenance Landscape, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 26th, 2025
Days on Market	22

## Zoning

## Zone 55

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